

## Q3 2021 to Q4 2021



### Vacancy Rate

5.0% to 4.6%



### Absorption Rate

321K to 697K (SF)



### Market Rent per SF

\$23.69 to \$23.98



### Market Cap Rate

6.36% to 6.35%



### Construction starts from

30K to 151K (SF)



### Sales Volume from

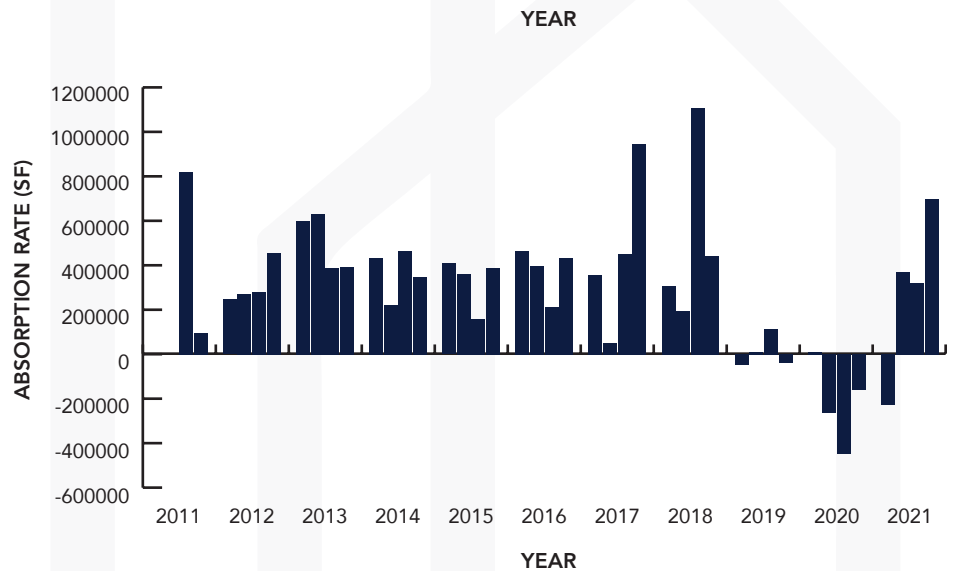
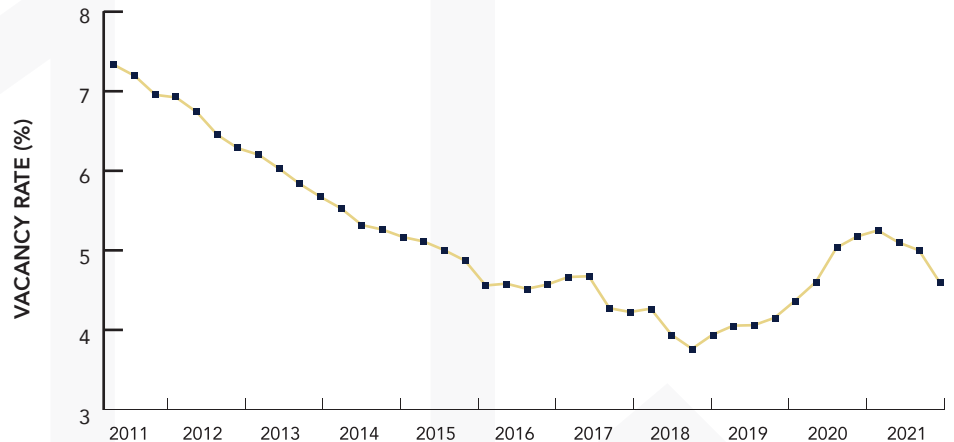
\$423MM to \$728MM



### Average Price per SF

\$241 to \$245

## Vacancy & Absorption 10-Year Overview



\*Source: CoStar, 1/13/2022

## SUMMARY

The Denver Retail market saw Vacancy decrease from 5.0% to 4.6%.

Absorption Rate continued to be positive, like last quarter, with an additional 697K Square Feet absorbed.

Rents increased from \$23.69 to \$23.98 Per Square Foot from last quarter.

Sales Volume increased from \$423MM to \$728MM, showing increased signs of transaction activity.

Price Per Square Foot increased from \$241 to \$245 from the last quarter.

Cap Rate slightly decreased from 6.36% to 6.35%, showing decreased investor appetite for retail properties.

## Q3 2021 to Q4 2021



### Vacancy Rate

14.2% to 14.4%



### Absorption Rate

263K to -152K (SF)



### Market Rent per SF

\$28.58 to \$28.63



### Market Cap Rate

7.05% to 7.08%



### Construction starts from

111K to 257K (SF)



### Sales Volume from

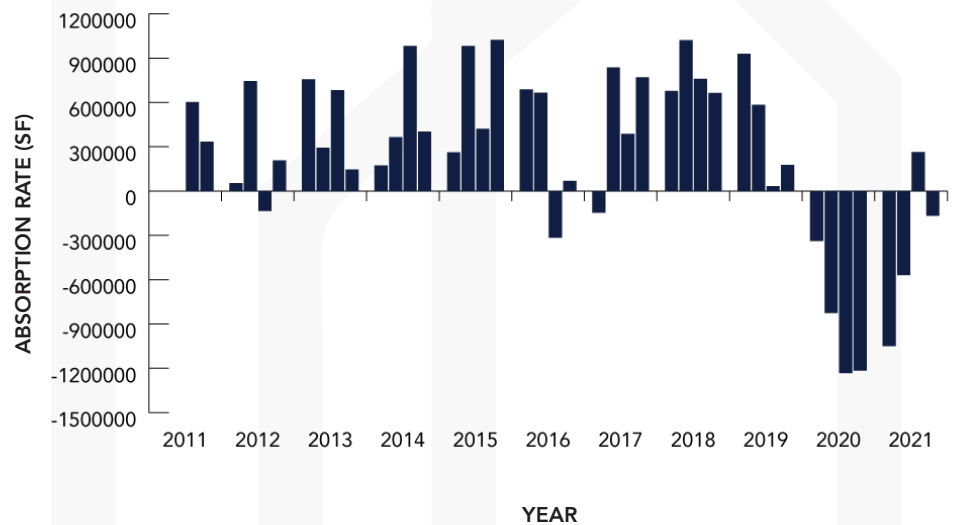
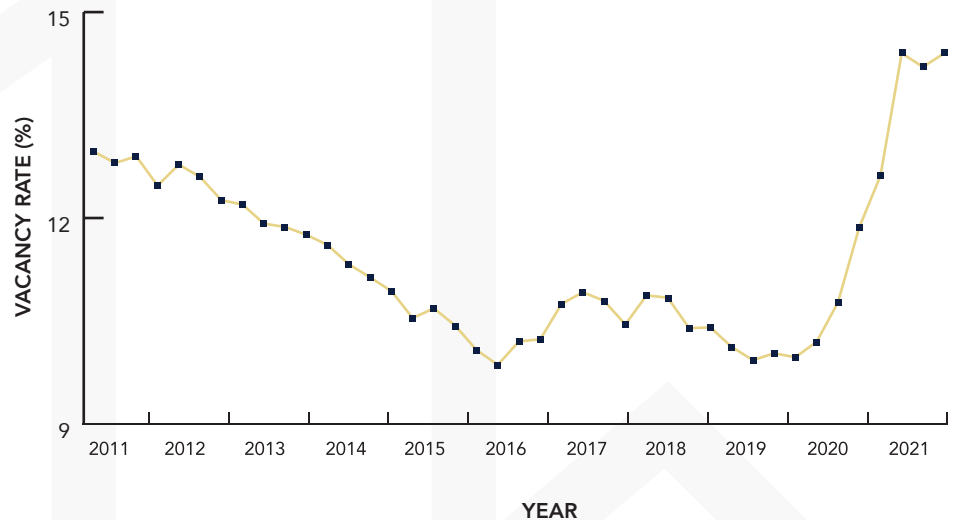
\$1,105MM to \$746MM



### Average Price per SF

\$246 to \$247

## Vacancy & Absorption 10-Year Overview



\*Source: CoStar, 1/13/2022

## SUMMARY

The Denver Office Market saw Vacancy increase from 14.2% to 14.4%.

Absorption Rate was negative this quarter with an additional -152K square feet.

Rents slightly increased, from \$28.58 to \$28.63 since last quarter.

Sales Volume decreased since last quarter, from \$1,105MM to \$746MM.

Price Per Square Foot increased from \$246 to \$247, from last quarter.

Cap Rates increased slightly, from 7.05% to 7.08%



## Q3 2021 to Q4 2021



### Vacancy Rate

5.7% to 6.3%



### Absorption Rate

2,925 to 1,340 (Unit)



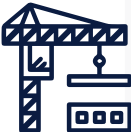
### Market Rent per Unit

\$1,708 to \$1,696



### Market Cap Rate

4.32% to 4.3%



### Construction starts from

723 to 1,575



### Sales Volume from

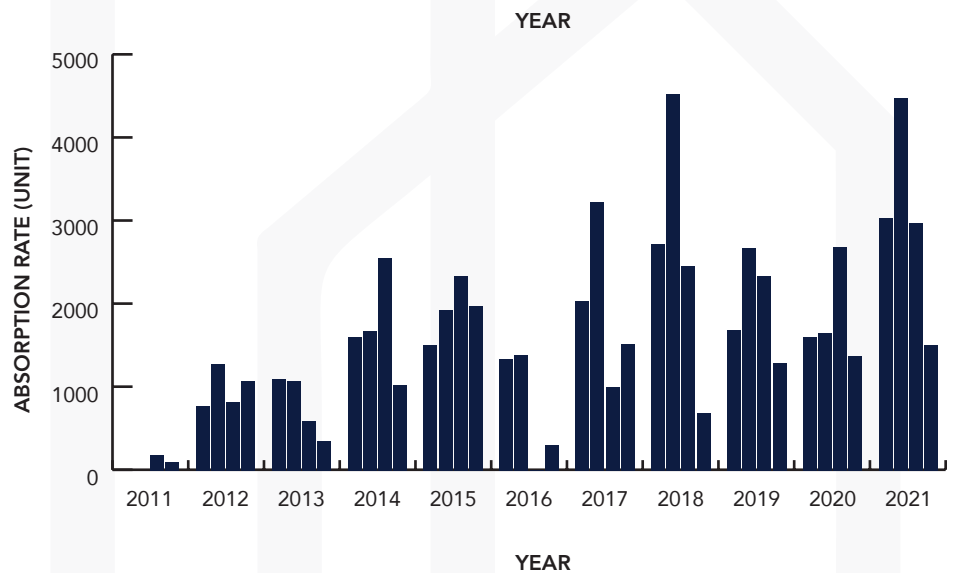
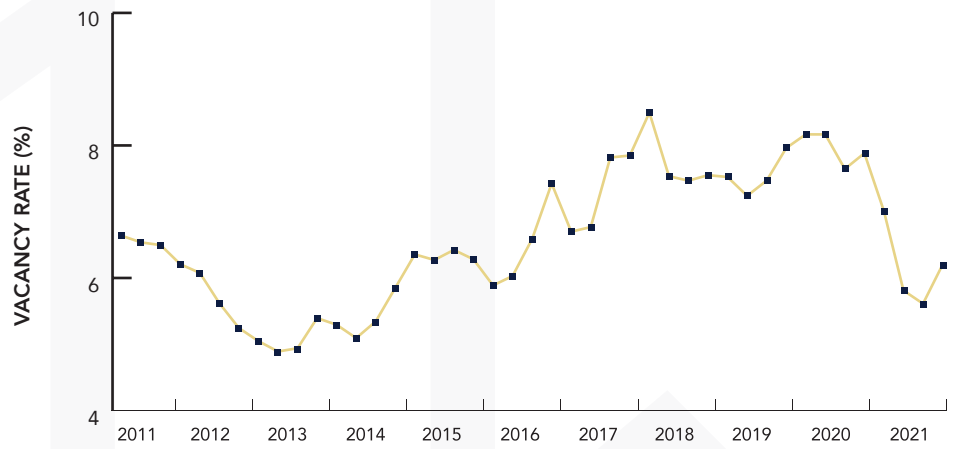
\$2.06B to \$4.8B



### Average Price per Unit

\$316,540 to \$322,479

## Vacancy & Absorption 10-Year Overview



\*Source: CoStar, 1/13/2022

## SUMMARY

The Denver Multi-Family Market saw Vacancy increase from 5.7% to 6.3% from last quarter.

Absorption Rate continued to be positive with another 1,340 units absorbed.

Rents decreased from \$1,708 to \$1,696 per month, showing decreased signs of demand.

Sales Volume increased by more than two billion dollars from the previous quarter.

Prices Per Unit grew slightly from last quarter from \$316,540 to \$322,479.

Cap Rates continued to decrease from 4.32% to 4.3% from the last quarter.

## Q3 2021 to Q4 2021



### Vacancy Rate

6.5% to 5.5%



### Absorption Rate

1.97MM to 3.8MM (SF)



### Market Rent per SF

\$10.49 to \$10.71



### Market Cap Rate

6.064% to 6.065%



### Construction starts from

3.26MM to 2.7MM (SF)



### Sales Volume from

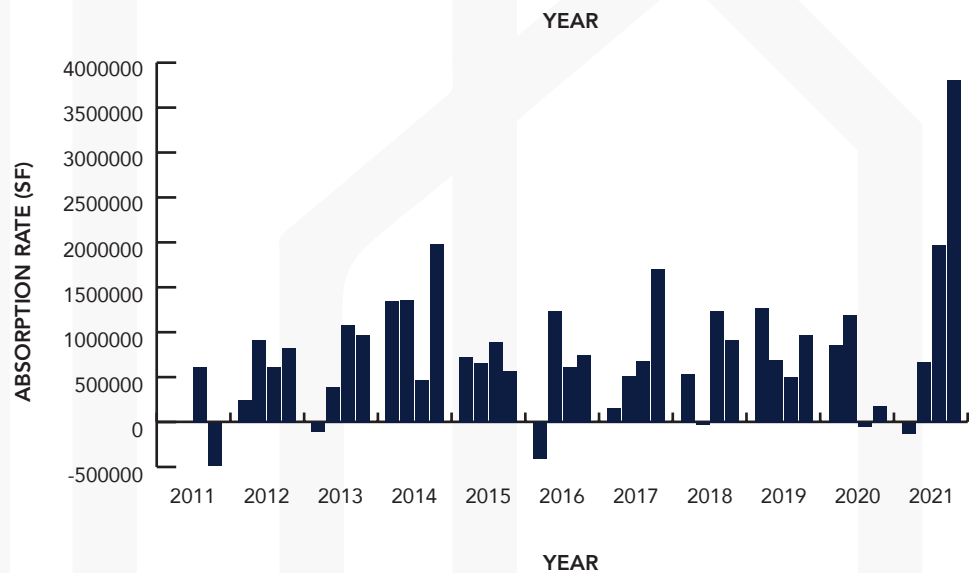
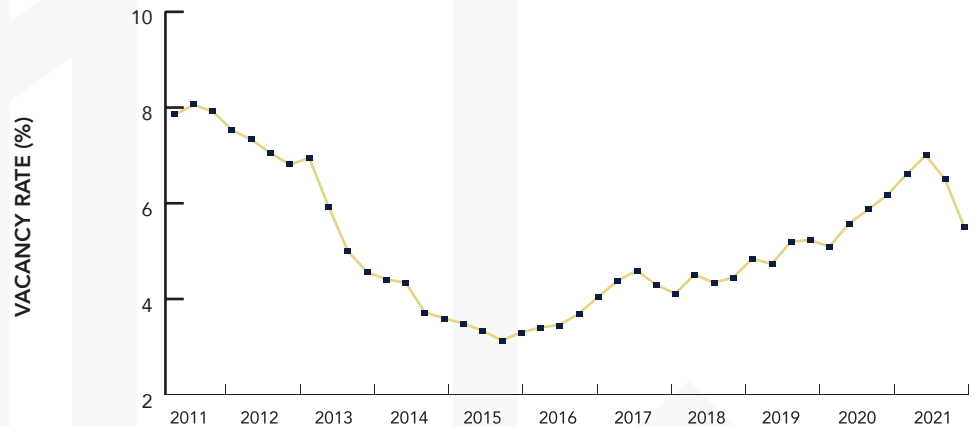
\$476MM to \$1,087MM



### Average Price per SF

\$160 to \$165

## Vacancy & Absorption 10-Year Overview



\*Source: CoStar, 1/13/2022

## SUMMARY

The Denver Industrial Market saw Vacancy fall from 6.5% to 5.5% from Q3 2021 to Q4 2021.

Absorption Rate accelerated this quarter, increasing from 1.97MM to 3.8MM Square Feet.

Rents continued to increase, from \$10.49 to \$10.71 Per Square Feet.

Sales Volume increased from \$476MM to \$1,087MM from the quarter prior.

Price Per Square Foot increased from \$160 to \$165.

Cap Rates slightly increased from 6.064% to 6.065% from Q3 2021 to Q4 2021.

Previous Year Through Nov.  
**Q4 2020 to Q4 2021**

## Occupancy & ADR 10-Year Overview



### Occupancy Rate

44.8% to 57.6%



### Average Daily Rate

\$97.39 to \$115.25



### Revenue per Available Room

\$43.64 to \$66.41



### Rooms Under Construction

2,977 to 2,780



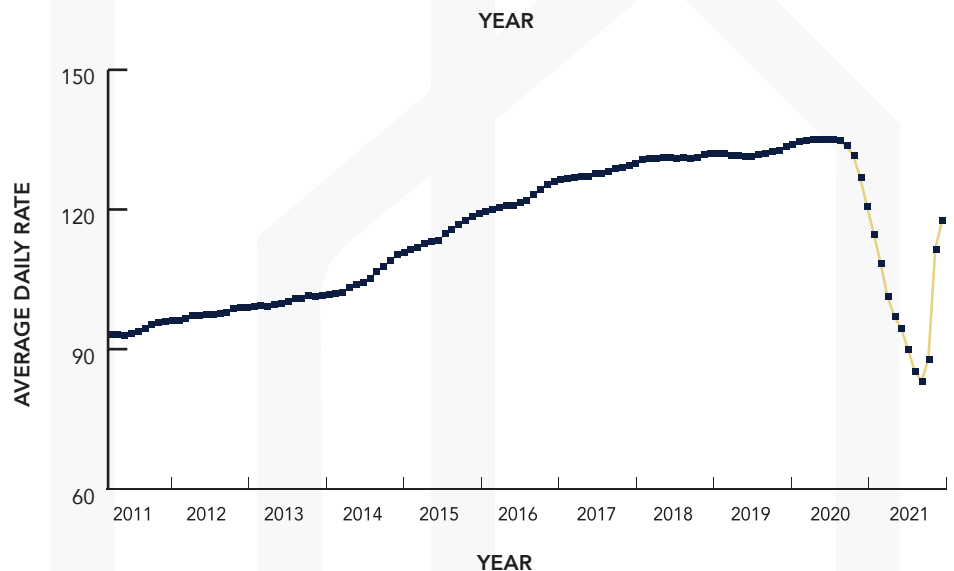
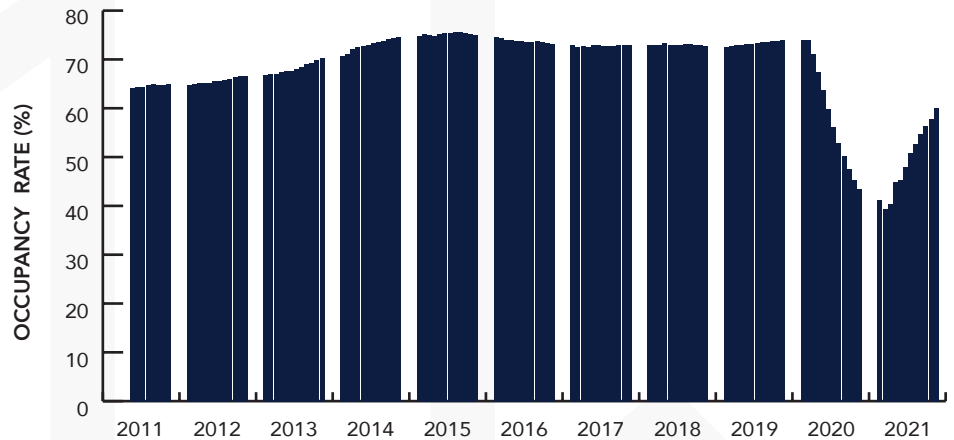
### Market Cap Rate

8.23% to 8.51%



### Average Price per Unit

\$163K to \$140K



\*Source: CoStar, 1/13/2022

## TRAILING 12-MONTH SUMMARY

The Denver Hospitality Market TTM occupancy ending November was 57.6%, significantly higher than last year at 44.81%.

The TTM Average Daily Rate ending November saw an increase from \$97.39 to \$115.25.

TTM Revenue Per Available Room (RevPar) ending November increased from \$43.64 to \$66.41.

Cap Rates increased from 8.2% to 8.51%, as risk from COVID is still a concern with the Omicron variant.

Average Price per unit decreased from \$163,033 to \$140,554. This is a discount of 13.7%; however, it is shrinking from the third quarter. The 3rd QTR discount was 18.9%. Looking ahead to 2022, there is cautious optimism. Corporate demand appears to be slowly returning. Investor concerns remain due to increased minimum wages taking effect and a continued shortage of employees. Both of which adversely affect the bottom line. COVID waves continue to impact demand. The return of the Denver Stock Show in January will boost revenues in early 2022.